



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, May 25, 2006, 7:30 p.m.
777 B Street, Hayward, CA 94541**

MEETING

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m., by Chair Thnay followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS: Lavelle, Sacks, McKillop, Bogue, Peixoto, Zermeno
CHAIRPERSON: Thnay
Absent: COMMISSIONER: None

Staff Members Present: Conneely, Fakhrai, Patenaude, Pearson, Lens

General Public Present: Approximately 8

PUBLIC COMMENTS

Charlie Cameron spoke regarding the South Hayward BART/Mission Boulevard Concept Design Plan and submitted a letter for Senior Planner David Rizk.

PUBLIC HEARINGS

1. **General Plan Amendment No. PL-2006-0139 and Zone Change PL-2006-0068 – Hossien Mehrizi (Applicant)** – Request to Amend the General Plan From Limited Medium-Density Residential to Medium-Density Residential and Change the Zoning From Medium-Density Residential with 4,000 Square Feet Required Per Unit to Medium-Density Residential – The Project is Located at 24039 Through 24175 Silva Avenue and 568 Through 574 Ramos Avenue **(Item continued from May 11, 2006)**

Staff report submitted by Associate Planner Pearson, dated May 25, 2006, was filed.

Associate Planner Pearson made the staff report. He mentioned that he received comments from people within the neighborhood asking for assurance that development standards are met and that new units meet parking and open space requirements.

Chair Thnay inquired whether the zone change would change the parking requirement. Staff mentioned that the parking requirement does not change and assured members that conformance to present parking standards for the entire property would be established before any approval was given for new projects.

Commissioner Peixoto inquired about the idea of a "disincentive" for people to improve their properties. Associate Planner Pearson explained that the rezoning applied in 1991 created several

non-conforming properties and that the ordinance limits the amount of work that can be done to a non-conforming property.

Chair Thnay opened the public hearing at 7:41 p.m.

Applicant Mehrizi indicated that this is his second attempt to improve his property and stated that the property is close to the BART station. He explained that the units are small and that he would like to enlarge them and the rest of the property on Silva Avenue would be enhanced by the improvements. Lastly, he recognized that he would need an improved parking plan.

In response to Chair Thnay's inquiry about the estimated time frame for completing the proposed improvements, Mr. Mehrizi indicated as soon as possible.

Commissioner Sacks commended the applicant for working with staff in order to improve his application.

In response to Commissioner Zermefio's question about plans for the chain-link fence, Mr. Mehrizi indicated he has plans to improve the landscaping.

Chair Thnay closed the public hearing at 7:45 p.m.

Commissioner Lavelle supported the change and made the motion to approve the application. She thanked the applicant for working with staff and for improvements made to the application.

Commissioner McKillop seconded the motion and reiterated favorable comments made by Commissioner Lavelle.

Commissioner Lavelle moved, seconded by Commissioner McKillop, and unanimously approved, to recommend that the City Council adopt the Initial Study and Negative Declaration prepared pursuant to the California Environmental Quality Act (CEQA) guidelines; and approve the General Plan Amendment and Zone Change subject to the findings.

2. Recommended Five-Year Capital Improvement Program (Fiscal Years 2006-2007 Through 2010-2011)

Staff report submitted by Acting Planning Manager Patenaude, dated May 25, 2005, was filed.

Deputy Public Works Director Fakhrai made the report indicating that the proposed Capital Improvement Program (CIP) was in conformance with the City's General Plan. He noted that the proposed CIP contains funding for previously included programs and investments in streets, sidewalks and water and sewer systems. He indicated that a one million dollar contribution from a development project will be allocated for the study and program of a new main library. He noted that the CIP follows Council's directive to maintain the public infrastructure as well as the continued rehabilitation of sidewalks for the next five years. He added that upgrades to the City's streets and roads will continue next year through federal and local funding, such as from Measure B. He added that the environmental process for the Route 238 Corridor Improvement Project is



**MINUTES OF THE REGULAR MEETING OF THE
CITY OF HAYWARD PLANNING COMMISSION
Council Chambers
Thursday, May 25, 2006, 7:30 p.m.
777 B Street, Hayward, CA 94541**

anticipated to be completed by the end of next year and that the West A Street realignment is scheduled for completion at the end of this year. He mentioned that the Water Funds contain several projects for next year that will focus on the design of four new replacement reservoirs. In reference to projects contained within the Sewer System Funds, he mentioned the \$55 million improvement to the City's treatment plant, which is scheduled to be completed by FY 2007-08. Lastly, he indicated that the CIP addresses improvements to the Hayward Executive Airport based on the Airport Master Plan for the next five years and is projected to exceed \$13 million during that time frame.

Chair Thnay inquired about the time frame for the Main Library study. Deputy Public Works Director Fakhrai explained that the one million dollar donation from the developer will be used to prepare plans that will begin next fiscal year which will provide the opportunity to pursue additional funding to complete the project.

Commissioner Lavelle inquired about a newspaper article regarding PG&E pulling off from the undergrounding of utilities on Mission Boulevard and the impact that this would have on the schedule for CIP projects. Deputy Public Works Director Fakhrai responded that it would have no impact on the CIP projects except for the Mission undergrounding project which the City is anticipated to work in collaboration with PG&E.

Commissioner Sacks commended staff for a job well done on the finances of the City. She was impressed by the attention to the infrastructure.

Deputy Public Works Director Fakhrai noted that this year the City was cited for an Excellence for Capital Budgeting Award for FY 2005-06 from the California Society of Municipal Finance Officers.

Commissioner Peixoto inquired about the sidewalk project on Second Street and the time frame for its completion. Deputy Public Works Director Fakhrai said it was scheduled for FY 2007-08 and it would only be for the High School side due to available funding.

In response to Commissioner Zermefio, Deputy Public Works Director Fakhrai indicated the CIP is available in the City Engineer's office.

Chair Thnay spoke about the potential for the Gateway monument sign and suggested it be worked on this year. Deputy Public Works Director Fakhrai agreed that the project is important and mentioned that it is currently scheduled for this year.

With no input from the public, Chair Thnay opened and closed the public hearing at 7:58 p.m.

Commissioner McKillop moved, seconded by Commissioner Bogue, and unanimously approved to recommend that the proposed Capital Improvement Program is consistent with the City's General Plan.

ADDITIONAL MATTERS

4. Oral Reports on Planning and Zoning Matters

There were none.

5. Commissioners' Announcements, Referrals

Commissioner Sacks reported on a meeting of May 17 regarding the Fruitvale Transit Village and encouraged everyone to educate themselves on these projects because of the South Hayward Bart discussion. She noted an article in the San Jose Mercury News regarding City of San Jose concerns about residential vs. industrial issues. She then referred to the energy plant in Coyote Valley. Lastly, she referred to articles and items related to the earthquake fault at the Hayward Area Historical Society.

Commissioner Zermeño referred to the corner of Meek and Jackson streets, where a triangle forms between a liquor store and a tire shop. He suggested encouraging those property owners to buy it because of its blight condition. Principal Planner Patenaude explained that it is under separate ownership and the parcel is too small for development since the surrounding properties are already developed. He mentioned that staff would look into enforcing proper maintenance of the property.

Chair Thnay reported on graffiti near the Mission Hills Golf Course on the railroad and Pacheco Brothers.

APPROVAL OF MINUTES

Minutes of May 11, 2006, were approved.

ADJOURNMENT

Chair Thnay adjourned the meeting at 8:07 p.m.

APPROVED:

Marvin Peixoto, Secretary
Planning Commission

ATTEST:

Miriam Lens
Commission Secretary